



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Bruce W. McClendon FAICP  
Director of Planning

September 25, 2007

TO: Librarian  
La Canada Flintridge Library  
4545 N. Oakwood Avenue  
La Canada Flintridge, CA 91011

FROM: Ms. Tina Fung *TF*  
Senior Regional Planning Assistant  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: PROJECT NO. TR 065062-(5)  
VESTING TENTATIVE TRACT MAP NO. 065062-(5)  
LOCAL PLAN AMENDMENT CASE NO. 200500012-(5)  
ZONE CHANGE CASE NO. 200500023-(5)  
CONDITIONAL USE PERMIT CASE NO. 200500238-(5)  
OAK TREE PERMIT CASE NO. 200500085-(5)  
West side of Fair Oaks Avenue on both sides of Mountain View Street,  
Altadena**

The proposed project is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on **Wednesday, October 31, 2007**.

Please have the materials listed below available to the public through **Saturday, November 10, 2007**.

If you have any questions regarding this matter, please contact Ms. Tina Fung of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Notice of Public Hearing  
2. Draft Factual  
3. Draft Conditions of Approval  
4. Environmental Determination  
5. Vesting Tentative Tract Map No. 065062 and Exhibit "A" dated May 28, 2007  
6. Land Use Map  
7. Burdens of Proof



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*  
NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

VESTING TENTATIVE TRACT MAP NO. 065062  
LOCAL PLAN AMENDMENT CASE NO. 200500012-(5)  
ZONE CHANGE CASE NO. 200500023-(5)  
CONDITIONAL USE PERMIT CASE NO. 200500238-(5)  
OAK TREE PERMIT CASE NO. 200500085-(5)

Bruce W. McClendon FAICP  
Director of Planning

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on Wednesday, October 31, 2007, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

A Mitigated Negative Declaration has been prepared for the proposed project pursuant to the California Environmental Quality Act (CEQA) and State and County Environmental Reporting Guidelines. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

**Project Description:** The vesting tentative tract map proposes to create two multi-family lots with a total of 49 condominium units composed of 23 duplexes and 3 detached units on 4.55 gross acres. The project also requests amendment of the Land Use Policy Map of the Altadena Community Plan from "PR" (Public & Private Recreation) and "2" (Low Density) to "3" (Low/Medium Density); change of zone from R-1-7,500 (Single-Family Residence-7,500 Square Feet Minimum Lot Area), R-2 (Two-Family Residence) and C-3 (Unlimited Commercial) to R-2-DP (Two-Family Residence-Development Program); a Conditional Use Permit to ensure compliance with the Development Program overlay zone; and an Oak Tree Permit for the removal of one oak tree and the encroachment within the protected zone of six oak trees. The site is currently improved with residential and commercial buildings. All existing buildings are to be removed.

**Project Location:** The property is located on the west side of Fair Oaks Avenue on both sides of Mountain View Street in the Altadena Zoned District of Los Angeles County.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, attention: Ms. Tina Fung. You may also obtain additional information concerning this case by phoning Ms. Fung at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

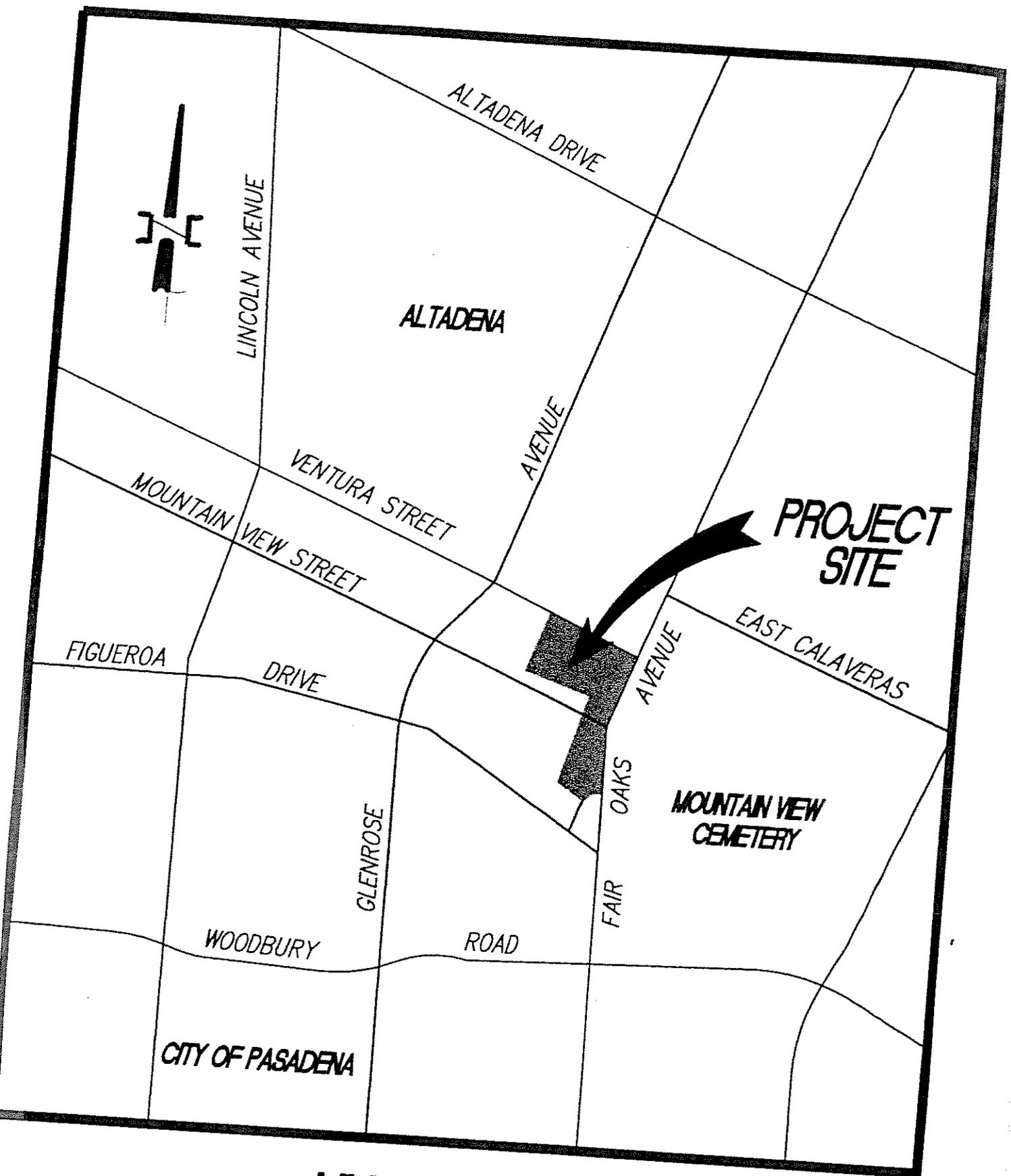
If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning September 29, 2007 at the La Canada Flintridge Library, 4545 N. Oakwood Avenue, La Canada Flintridge, CA 91011, phone: (818) 790-3330. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

BRUCE W. McCLENDON, FAICP  
Planning Director

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 49 condominios en 4.55 acres y para enmendar el mapa de uso de terreno del plan de la comunidad de Altadena de "PR" y "2" a "3" y un cambio de zona para cambiar de R-1-7,500, R-2 y C-3 a R-2-DP y un permiso de uso condicional y un permiso de roble para remover 1 roble y para autorizar la intrusión dentro la zona protegida de 6 robles. La audiencia publica para considerar el proyecto se llevara acabo el 31 de octubre de 2007. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."**



**VICINITY MAP**

(N.T.S.)



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6433

**PROJECT NO. TR 065062-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 065062**  
**LOCAL PLAN AMENDMENT NO. 20050012-(5)**  
**ZONE CHANGE NO. 200500023-(5)**  
**CONDITIONAL USE PERMIT NO. 200500238-(5)**  
**OAK TREE PERMIT NO. 200500085-(5)**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) TBD	
PUBLIC HEARING DATE October 31, 2007	

<b>APPLICANT</b> Altadena Highlands, LLC	<b>OWNER</b> Pasadena Cemetery Association	<b>REPRESENTATIVE</b> Land Design Consultants
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**REQUEST**  
**Vesting Tentative Tract Map:** To create two multi-family lots with a total of 49 condominium units composed of 23 duplexes and 3 detached units on 4.55 gross acres.  
**Local Plan Amendment:** To amend the Land Use Policy Map of the Altadena Community Plan from "PR" (Public & Private Recreation) and "2" (Low Density) to "3" (Low/Medium Density).  
**Zone Change:** To change zoning from R-1-7,500 (Single-Family Residence-7,500 Square Feet Minimum Lot Area), R-2 (Two-Family Residence) and C-3 (Unlimited Commercial) to R-2-DP (Two-Family Residence-Development Program).  
**Conditional Use Permit:** To ensure compliance with the Development Program (-DP) overlay zone.  
**Oak Tree Permit:** To authorize the removal of one (1) oak tree and the encroachment within the protected zone of six (6) oak trees.

<b>LOCATION/ADDRESS</b> On the west side of Fair Oaks Avenue on both sides of Mountain View Street, Altadena		<b>ZONED DISTRICT</b> Altadena	
<b>ACCESS</b> Fair Oaks Avenue, Ventura Street and Mountain View Street		<b>COMMUNITY</b> Altadena	
<b>SIZE</b> 4.55 gross acres (3.47 net acres)		<b>EXISTING LAND USE</b> Single-family residences, commercial retail, storage and vacant land	<b>EXISTING ZONING</b> R-1-7,500; R-2 and C-3
<b>SHAPE</b> Irregular		<b>TOPOGRAPHY</b> Flat to gently sloping	

**SURROUNDING LAND USES & ZONING**

<b>North:</b> Single-family residences, commercial retail, church/R-1-7,500, C-3 and R-2	<b>East:</b> Cemetery, office, storage, parking and single-family residences/C-3, R-1-7,500 and R-2
<b>South:</b> Commercial retail, office, auto repair, storage, single-family residences, two-family residences, apartment, church and vacant property/R-1-7,500, R-2, C-3 and C-2	<b>West:</b> Park, single-family residences/R-1-7,500

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Altadena Community Plan	PR and 2	25 DU	Yes with plan amendment to 3

**ENVIRONMENTAL STATUS**  
**Mitigated Negative Declaration:** Impacts reduced to less than significant with project mitigation include noise.

**DESCRIPTION OF SITE PLAN**  
 The vesting tentative tract map and exhibit "A", dated May 28, 2007, depict a subdivision of two multi-family lots with a total of 49 condominium units composed of 23 duplexes and 3 detached units on 4.55 gross acres. Proposed Lot 1 will be accessed through a 26' wide private driveway and fire lane from Ventura Street (with one detached unit on the proposed Lot 1 accessed from Mountain View Street). Proposed Lot 2 will be accessible through a 26' private driveway and fire lane from Fair Oaks Avenue. Grading will involve 9,500 c.y. of cut, 2,300 c.y. of fill, and 18,500 c.y. of remedial grading. Project amenities include individual private areas and 15 guest parking spaces. Units range in size from 1,677 to 1,824 square feet, each with a two-car garage. The buildings reach a maximum height of 33 feet. The development requires removal of one (1) oak tree identified as Tree #1 and encroachment within the protected zone of six (6) oak trees identified as Tree Numbers 2 through 7 on the tentative tract map and exhibit "A".

**KEY ISSUES**

- The project proposes a plan amendment from "PR" (Public & Private Recreation) and "2" (Low Density) to "3" (Low/Medium Density) with a maximum density of 12 dwelling units per acre or 54 units on the subject property. The project proposes 49 units or 10.77 dwelling units per acre. The subject property is surrounded by a mix of uses including commercial uses, single-family residences, two-family residences and cemetery.  
*(If more space is required, use opposite side)*

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b>	<b>PETITIONS</b>	<b>LETTERS</b>
(O) (F)	(O) (F)	(O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements      \_\_\_ 20 Acre Lots      \_\_\_ 10 Acre Lots      \_\_\_ 2½ Acre Lots      \_\_\_ Sect 191.2

Street improvements       X  Paving       X  Curbs and Gutters       X  Street Lights

X  Street Trees      \_\_\_ Inverted Shoulder       X  Sidewalks      \_\_\_ Off Site Paving

Water Mains and Hydrants

Drainage Facilities

Sewer       Septic Tanks       Other: Underground service and utility lines

Park Dedication "In-Lieu Fee"       Multiuse Trails       Offsite Improvements

ADDITIONAL ISSUES AND ANALYSIS

- The project also proposes a zone change from R-1-7,500 (Single-Family Residence-7,500 Square Feet Minimum Lot Area), R-2 (Two-Family Residence) and C-3 (Unlimited Commercial) to R-2-DP (Two-Family Residence-Development Program) with a maximum 17.4 units per net acre or 60 units on the subject property.
- A conditional use permit is requested for the Development Program overlay zone, which is associated with the project's proposed zone change and project design. The applicant also requests modification of the yard requirements to permit reduced setbacks and over-height walls. The requested modifications of the setback requirements are to allow a minimum front yard setbacks of 15 feet along Ventura Street and 13 feet at Mountain View Street, a minimum setbacks of five and one half feet at the corner cutoffs, and a zero side yard setback for the trash enclosure on the proposed Lot 1. The requested modification to the wall height standards are to allow the construction of walls up to nine and seven-tenths feet in height, including retaining, in various areas along the perimeter of the project to compensate for the change in grade across the site.
- An oak tree permit is requested to authorize the removal of one (1) oak tree identified as Tree #1 and the encroachment within the protected zone of six (6) oak trees identified as Tree Numbers 2 through 7 on the tentative tract map and exhibit "A".
- A letter dated July 11, 2007 indicates the Altadena Town Council's approval of the proposed project.

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-2-DP (Two-Family Residence – Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 200500238-(5), Oak Tree Permit Case No. 200500085-(5), the Altadena Community Standards District ("CSD") and the Mitigation Monitoring Program ("MMP").
2. Recordation of the final map is contingent upon approval of Local Plan Amendment Case No. 200500012-(5) by the Board of Supervisors and the effectuation of an ordinance changing the zoning of the subject property from R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Lot Area), R-2 (Two-Family Residence) and C-3 (Unlimited Commercial) to R-2-DP.
3. Label the interior driveway as "Private Driveway and Fire Lane" on the final map.
4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit Map, dated May 28, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.
5. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 200500238-(5) and Oak Tree Permit Case No. 200500085-(5) have been recorded.
6. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.
7. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
8. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
9. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated May 28, 2007.
10. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 49 residential units whereby the owners of the units of air space will hold

an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.

11. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Planning Director as required by Conditional Use Permit 200500238-(5).
12. The subdivider or successor in interest shall plant at least 25 trees of a non-invasive species within the residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
13. The period to appeal this project and its environmental determination lasts 10 calendar days beginning on the day after vesting tentative map approval. Within five (5) days from the approval date, remit processing fees of \$1,850.00 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
14. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount of \$37,387 and provide proof of payment to Regional Planning.
15. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached MMP. Record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.
16. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
17. Within 30 days of the vesting tentative map approval, as provided in the MMP, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information

contained in the reports required by the MMP.

18. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.
19. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached MMP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 65062 (Rev.)

TENTATIVE MAP DATED 05-28-2007

EXHIBIT MAP DATED 05-28-2007

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 65062 (Rev.)

TENTATIVE MAP DATED 05-28-2007

EXHIBIT MAP DATED 05-28-2007

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 65062 (Rev.)

TENTATIVE MAP DATED 05-28-2007

EXHIBIT MAP DATED 05-28-2007

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

JMS

Prepared by Juan M Sarda  
lr65062L-rev2.doc

Phone (626) 458-4921

Date 07-05-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 065062

REVISED TENTATIVE MAP DATED 5/28/2007  
EXHIBIT MAP 5/28/2007

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.
2. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 5/31/2007 to the satisfaction of Public Works.

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended.

*RI*

Name \_\_\_\_\_ Date 6/27/07 Phone (626) 458-4921

*Elaine Kunitake*  
ELAINE KUNITAKE

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT 65062  
SUBDIVIDER Altadena Highlands, LLC  
ENGINEER MDS Consultants  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER Albus-Keefe

TENTATIVE MAP DATED 03-21-07, 1st Revision and Exhibit  
LOCATION Altadena  
REPORT DATE \_\_\_\_\_  
REPORT DATE 10-14-05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_, dated \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_."
- The Soils Engineering review dated \_\_\_\_\_ is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- The Soils Engineering review dated 4-18-07 is attached.

Prepared by Robert O. Thomas Reviewed by [Signature] Date 04-16-07

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 5.0  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 65062  
Location Fair Oaks Avenue, Altadena  
Developer/Owner Altadena Highlands LLC  
Engineer/Architect MDS Consultants  
Soils Engineer ---  
Geologist ---

DISTRIBUTION:  
 Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

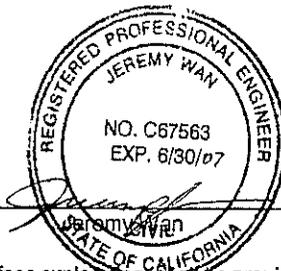
Tentative Tract Map and Exhibit Dated by Regional Planning 3/21/07 (rev.)  
Previous Review Sheet Dated 3/8/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to the condition below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by \_\_\_\_\_

Date 4/18/07

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\gme\publ\Soils Review\Jeremy\TR 65062, Fair Oaks Avenue, Altadena, TTM-A\_3.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 50 feet from centerline along the property frontage on Fair Oaks Avenue. Ten feet of additional right of way is required, if not already dedicated
2. Dedicate right of way 30 feet from centerline on Mountain View Street. Five feet of additional right of way is required along portion of the property frontage where the 30 feet of right of way has not been dedicated.
3. Dedicate right of way 30 feet from centerline on Ventura Street. Ten feet of additional right of way is required along the property frontage.
4. Dedicate additional right of way along the property frontage on Kellogg Court shown as "Future Street" per Tract No. 37065 to the satisfaction of Public Works.
5. Provide property line return radii of 27 feet at the intersection of local streets with Fair Oaks Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
6. Dedicate vehicular access right on Fair Oaks Avenue along the property frontage of Lot 1.
7. Dedicate the right to restrict vehicular access on Fair Oaks Avenue along the property frontage of Lot 2.
8. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Fair Oaks Avenue, Mountain View Street, Ventura Street, and Kellogg Court to the satisfaction of Public Works.
9. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on Fair Oaks Avenue, Kellogg Court, Mountain View Street, and Ventura Street.
10. Provide a striped left-turn lane on Ventura Street at Fair Oaks Avenue to the satisfaction of Public Works.
11. If needed, construct on-site street widening along the property frontage on Ventura Street to provide a left-turn lane at Fair Oaks Avenue to the satisfaction of Public Works.

12. Construct on-site frontage transition improvements on Ventura Street using reverse curves to join with the existing improvements in the vicinity of the westerly property line to the satisfaction of Public Works.
13. Construct sidewalk (5 feet sidewalk adjacent to the back of curb or adjacent to the property line) along the property frontage on Mountain View Street (north side) to the satisfaction of Public Works. Permission is granted to use the alternate street section. Construct additional sidewalk pop-out along the property frontage in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.
14. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Fair Oaks Avenue, Kellogg Court, Mountain View Street, and Ventura Street to the satisfaction of Public Works.
15. Construct full width sidewalk at the walk return at the north corner of Fair Oaks Avenue and Kellogg Court to the satisfaction of Public Works.
16. Remove the existing block wall in the vicinity of the north corner of Fair Oaks Avenue and Kellogg Court from proposed right of way.
17. Plant street trees along the property frontage on Fair Oaks Avenue, Mountain View Street, and Ventura Street to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
18. Locate the emergency entry gate on Private Driveway and Fire Lane "F" a minimum of 20 feet from the curb face of Mountain View Street as approved by Fire Department. If swing gates are provided, they shall open inward.
19. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Fair Oaks Avenue, Mountain View Street, and Ventura Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.
20. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
21. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
22. Provide detailed 40-foot-scale signing and striping plan for Ventura Street and Fair Oaks Avenue to the satisfaction of Public Works.
23. Provide detailed 20-foot-scale traffic signal plan for the intersection of Ventura Street and Fair Oaks Avenue to the satisfaction of Public Works.

HW

Prepared by Allan Chan  
tr65062r-rev2

Phone (626) 458-4915

Date 06-28-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12017AS, dated 05-30-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Provide a digital copy (PDF Format) of the approved area study PC 12017AS.

*HW*

Prepared by Imelda Ng

tr65052s-rev2.doc

Phone (626) 458-4921

Date 07-02-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

*HR*

Prepared by Lana Radle

Phone (626) 458-4921

Date 07-03-2007

tr55062w-rev1.doc



# FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

## CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 65062 Map Date May 28, 2007 - EX. A

C.U.P. \_\_\_\_\_ Map Grid 4116B

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date July 9, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

## WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 65062 Tentative Map Date May 28, 2007 - EX. A

Revised Report YES

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is      gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing      gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade existing 2 public fire hydrant(s).
- Install      private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location:
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **This project is within the jurisdiction of 2 water companies. Lincoln Water Company will be the water purveyor for this subdivision. Due to a fire flow test perform by Lincoln Water Company dated 02-12-07, the existing fire hydrants DO NOT meet the minimum fire flow requirements. The existing fire hydrants and/or water system are required to be upgraded. Install one new public fire hydrant.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date July 9, 2007



PARK OBLIGATION REPORT

Tentative Map #	65062	DRP Map Date: 05/28/2007	SCM Date: / /	Report Date: 07/11/2007
Park Planning Area #	40	ALTADENA		Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.40
IN-LIEU FEES:	\$136,856

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$136,856 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 46 condominium units (23 duplexes) and 3 single family units, with credit for 2 existing houses to be removed, net density increase of 47 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber  
James Barber, Developer Obligations/Land Acquisitions

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July 11, 2007 07:23:49  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION WORKSHEET**



Tentative Map #	65062	DRP Map Date: 05/28/2007	SMC Date: / /	Report Date: 07/11/2007
Park Planning Area #	40	ALTADENA		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
  - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
  - U = Total approved number of Dwelling Units.
  - X = Local park space obligation expressed in terms of acres.
  - RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

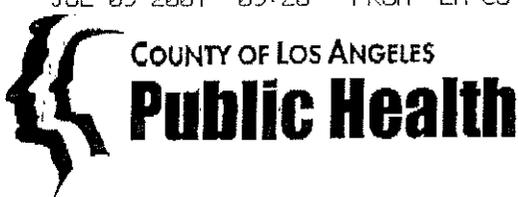
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.86	0.0030	1	0.01
M.F. < 5 Units	2.80	0.0030	46	0.39
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	4.08	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.40

Park Planning Area = 40 ALTADENA

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	\$342,141	\$136,856

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.40	0.00	0.00	0.40	\$342,141	\$136,856



COUNTY OF LOS ANGELES  
**Public Health**



JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.  
Chief Deputy

Environmental Health  
TERRANCE POWELL, R.E.H.S.  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Land Use Program  
5050 Commerce Drive, Baldwin Park, CA 91708-1423  
TEL (626)430-5380 - FAX (626)813-3016  
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina  
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Fifth District

July 3, 2007

RFS No.07-001491

Tract Map No. 065062

Vicinity: Altadena

Tentative Tract Map Date: May 28, 2007 (2<sup>nd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 065062** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Lincoln Avenue Water Company**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #17** as proposed.
3. Existing septic systems shall be emptied of effluent and removed or filled with approved materials.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV  
Land Use Program



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 890-4330

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

RECEIVED  
JUL 26 2007

July 18, 2007

Tina Fung, Regional Planning Assistant  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Fung:

### REVISION - OAK TREE PERMIT #2005-00085, PROJECT #06062, 2415 FAIR OAKS, ALTADENA

We have reviewed the "Request for Oak Tree Permit #2005-00085." The project is located at 2415 Fair Oaks Avenue in the unincorporated area of Altadena. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by L. Newman Design Group, Inc., the consulting arborist, dated December 16, 2005.

We recommend the following as conditions of approval:

#### OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKELWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and four (4) subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.
3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater. Specifically, Tree Number 6 shall be fenced.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:**

7. This grant allows the removal of one (1) trees of the Oak genus (*Quercus agrifolia*) identified as Tree #1 on the applicant's site plan and Oak Tree Report.

This grant allows encroachment within the protected zone of six (6) trees of the Oak genus identified as Tree Numbers 2, 3, 4, 5, 6, and 7 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed for a total of two (2) trees.

The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

Tina Fung, Regional Planning Assistant

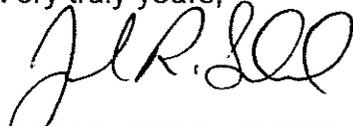
July 18, 2007

Page 5

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

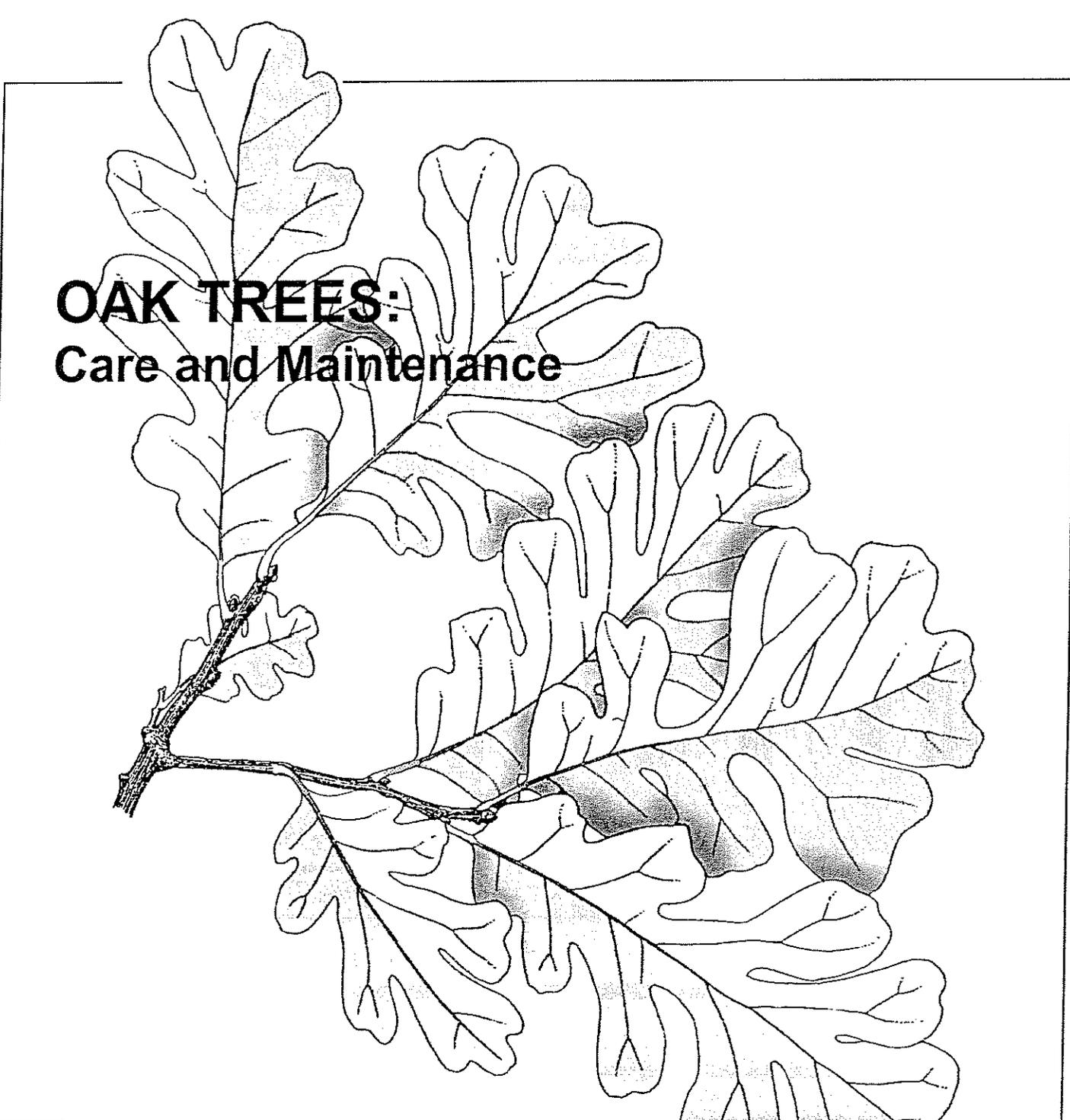
Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JRT:ac

Enclosure



# OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

### The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

## The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

### Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

[http://lacofd.org/Forestry\\_folder/otordin.htm](http://lacofd.org/Forestry_folder/otordin.htm)

Or contact:

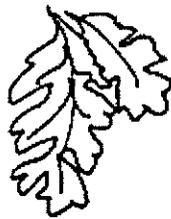
Department of Regional Planning  
320 W. Temple Street, 13th floor  
Los Angeles, CA 90012-3284  
(213) 974-6411  
TDD: (213) 617-2292  
<http://planning.co.la.ca.us>

## Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak  
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 5"-4" LONG: PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS: FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak  
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG: SPINY, ROUNDED, AND HOLLY-LIKE, BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak  
QUERCUS WIGLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT - NOT CURLED UNDER.

### OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: QUERCUS KELLOGGII  
CANYON LIVE OAK: QUERCUS CHRYSOLEPIS  
ENGBLIMANN OAK: QUERCUS ENGBLIMANNII

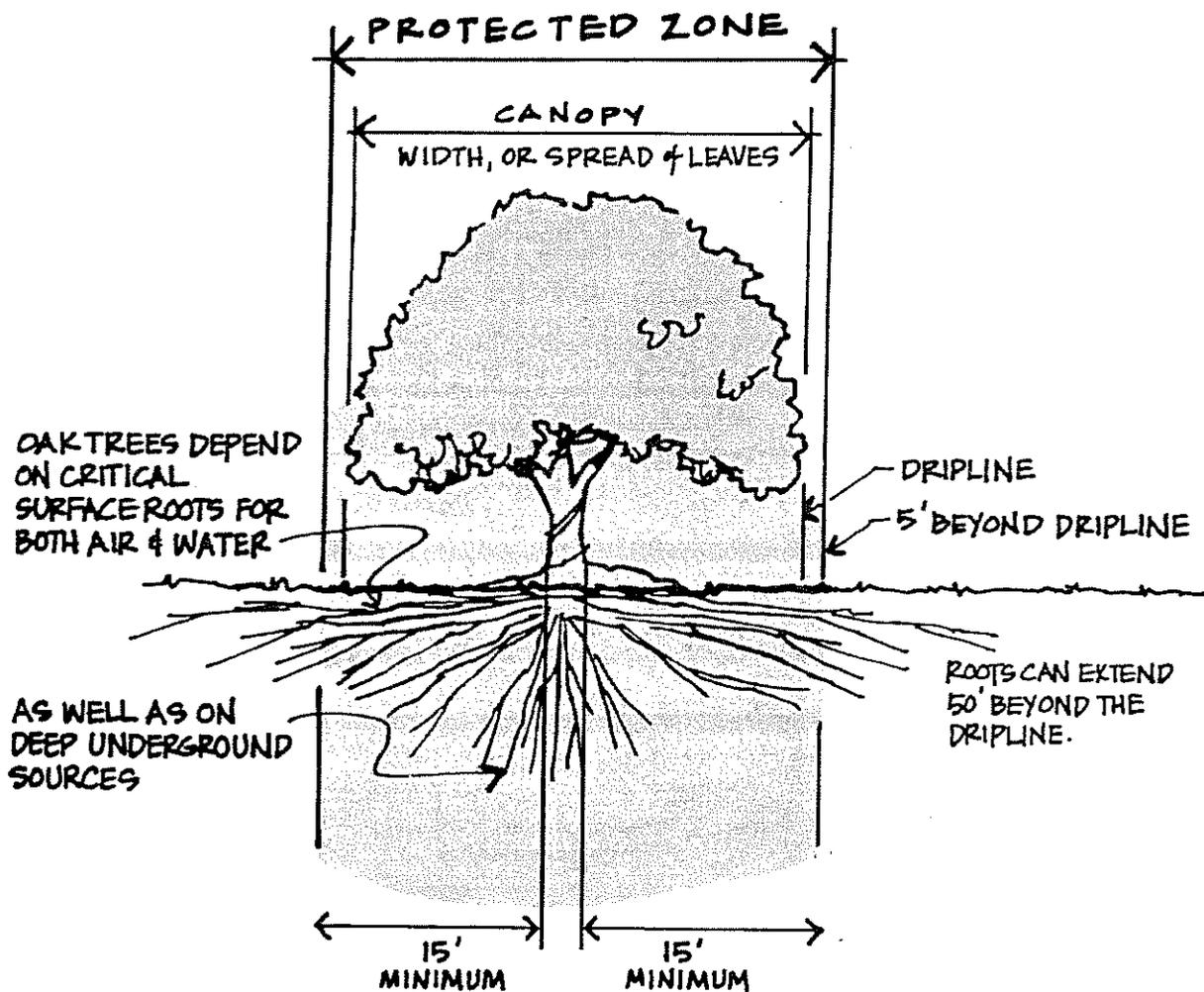
# THE PROTECTED ZONE

The *protected zone* defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



# CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

## Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

## Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

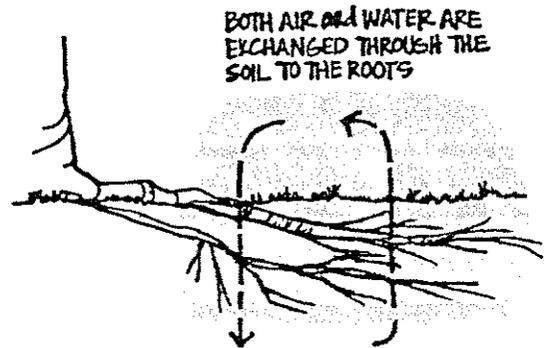
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

## Soil Compaction and Paving

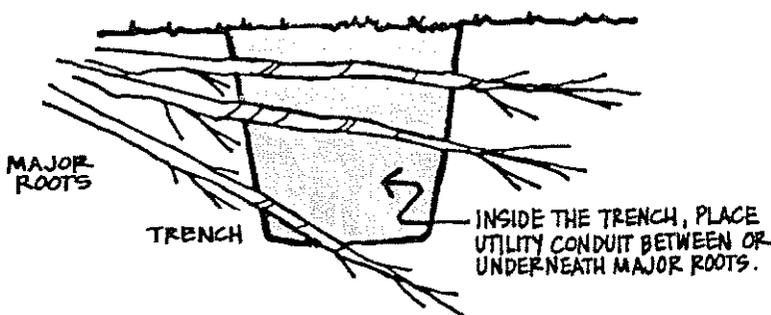
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

## SOIL COMPACTION



## TRENCHING



# MAINTENANCE

## Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

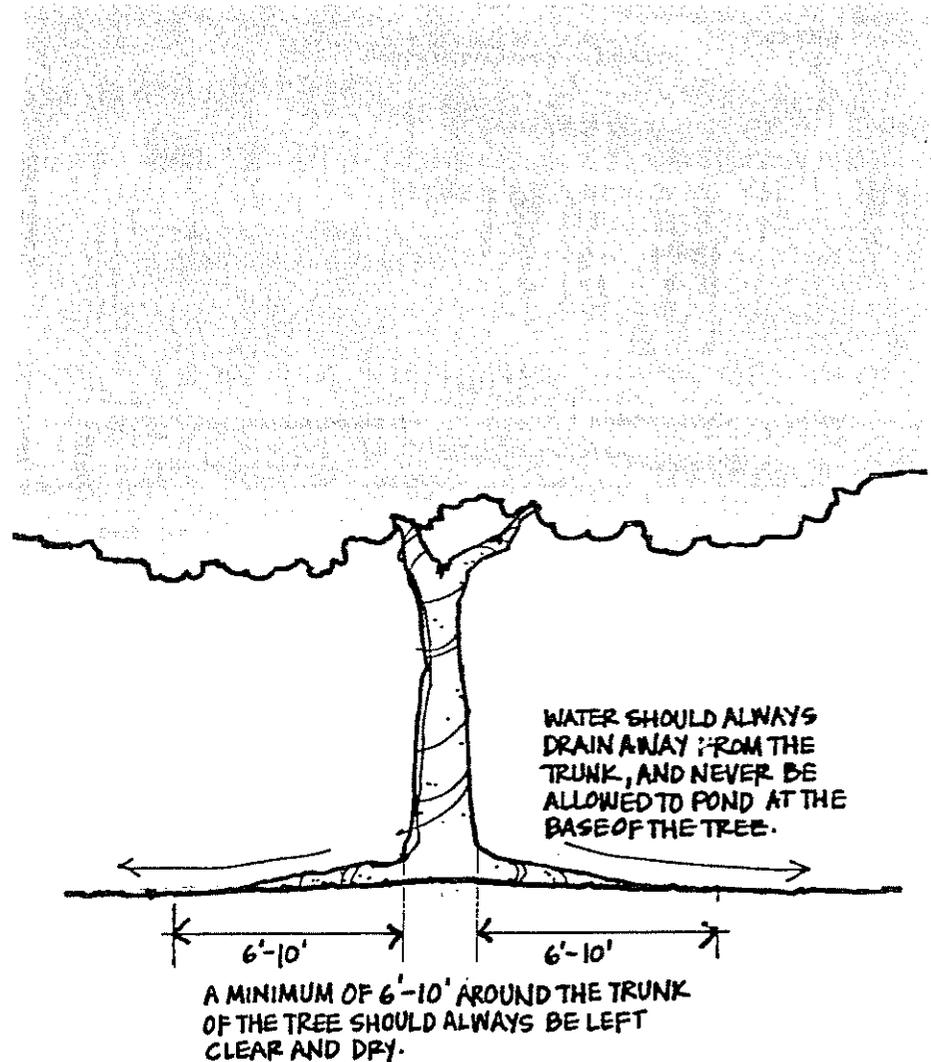
## Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

## Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



## Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

## Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

### PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera spp.</i> Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

### NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

# ADDITIONAL RESOURCES and Places to Visit

## Public Agencies

**County of Los Angeles Fire Department**  
Prevention Bureau, Forestry Division  
5823 Rickenbacker Road, Rm #123  
Commerce, CA 90040-3027  
(323) 890-4330  
<http://lacofd.org/forestry.htm>

**University of California**  
Integrated Hardwood Range Management Program  
163 Mulford Hall, Berkeley, CA 94720-3114  
<http://danr.ucop.edu/ihmp>

## Private Organizations

**The Theodore Payne Foundation**  
10459 Tuxford Street  
Sun Valley, CA 91352-2126  
(818) 768-1802  
[www.theodorepayne.org](http://www.theodorepayne.org)

**California Native Plant Society**  
1722 J Street, Suite 17  
Sacramento, CA 95814-3033  
(916) 447-2677  
[www.cnps.org](http://www.cnps.org)

**The California Oak Foundation**  
1212 Broadway, Suite 810  
Oakland, CA 94612-1810  
(510) 763-0282  
[www.californiaoaks.org](http://www.californiaoaks.org)

## Arboretums and Botanic Gardens

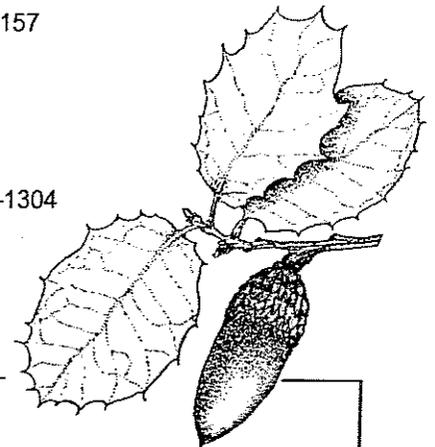
**Los Angeles County Arboreta and Botanic Gardens**  
301 N. Baldwin Ave.  
Arcadia, CA 91007-2697  
(626) 821-3222  
[www.arboretum.org](http://www.arboretum.org)

**Los Angeles County South Coast Botanic Garden**  
26300 Crenshaw Blvd.  
Palos Verdes Peninsula, CA 90274-2515  
(310) 544-6815  
[www.southcoastbotanicgarden.org](http://www.southcoastbotanicgarden.org)

**Los Angeles County Descanso Gardens**  
1418 Descanso Drive  
La Canada-Flintridge, CA 91011-3102  
(818) 949-4200  
[www.descansogardens.org](http://www.descansogardens.org)

**Rancho Santa Ana Botanic Garden**  
1500 North College  
Claremont, CA 91711-3157  
(909) 625-8767  
[www.rsabg.org](http://www.rsabg.org)

**The Lummis Home**  
200 E. Avenue 43  
Los Angeles, CA 90031-1304  
(213) 222-0546



## Publications

*Compatible Plants Under and Around Oaks.* Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

*Growing California Native Plants.* Marjorie G. Schmidt, Univ. California Press. 1981.

*Illustrated Guide to the Oaks of the Southern Californian Floristic Province.* Fred M. Roberts. FM Roberts Publications. 1996.

*Living Among the Oaks: A Management Guide for Landowners.* University of California Integrated Range Management Program. 1995.

*Oaks of California.* Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

*Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape.* GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.  
Available from the University of California Integrated Hardwood Range Management Program.

*Regenerating Rangeland Oaks in California.* University of California Integrated Range Management Program. 2001.



## County of Los Angeles Fire Department Forestry Division

### County of Los Angeles Board of Supervisors

Gloria Molina, First District  
Yvonne Brathwaite Burke, Second District  
Zev Yaroslavsky, Third District  
Don Knabe, Fourth District  
Michael D. Antonovich, Fifth District

### County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit  
605 N. Angeleno Avenue  
Azusa, CA 91702-2904  
(626) 969-2375

Camp 17  
6555 Stephens Ranch Road  
La Verne, CA 91750-1144  
(909) 593-7147

Environmental Review Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5719

Fire Plan/Interpretive Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5783

Fuel Modification Unit  
605 N. Angeleno Avenue  
Azusa, CA 91702-2904  
(626) 969-5205

Henninger Flats Forestry Unit  
2260 Pinecrest Drive  
Altadena, CA 91001-2123  
(626) 794-0675

Lake Hughes Forestry Unit  
42150 N. Lake Hughes Road  
Lake Hughes, CA 93532-9706  
(661) 724-1810

Malibu Forestry Unit  
942 N. Las Virgenes Road  
Calabasas, CA 91302-2137  
(818) 222-1108

San Dimas Forestry Unit  
1910 N. Sycamore Canyon Road  
San Dimas, CA 91773-1220  
(909) 599-4615

Saugus Forestry Unit  
28760 N. Bouquet Canyon Road  
Saugus, CA 91390-1220  
(661) 296-8558

Vegetation Management Unit  
12605 Osborne Street  
Pacoima, CA 91331-2129  
(818) 890-5720



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Bruce W. McClendon FAICP  
Director of Planning

August 2, 2007

**PROJECT MITIGATION MEASURES  
DUE TO ENVIRONMENTAL EVALUATION**

**Project: TR065062**

**Case: RENV T200500208; RCUP T200500238; RPA T200500012;  
RZC T200500023; ROAK T200500085**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

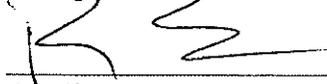
The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Noise impacts shall be mitigated for the proposed construction of the 49 unit condominium housing development, in the placement of appurtenant service equipment for the dwelling units, and in the utilization of fixtures to protect the inhabitants from the effects of noise along Fair Oaks Avenue.
2. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.
3. The construction should include at least a 6 ft. concrete block wall along all property lines of existing housing or housing properties they may be affected by construction, with the exception of such boundaries within the protective zone of an ordinance size oak tree. Noise protective screening in these areas shall be implemented at the discretion of the County Forester, the Department of Regional Planning and Public Health. Any screening within the protective zone of an oak tree must be in compliance with the approved Oak Tree Permit for this project, or may require a revision to the existing Oak Tree Permit upon further review by the County Forester and Regional Planning. The boundary walls should

be constructed, if feasible, before construction of the proposed structures. The walls can serve to reduce some of the noise generated during construction.

4. All compressors, air conditioning units and other noise generating equipment should be placed as far away as possible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration equipment should not exceed 55 dBA at any point on the neighboring residential property line.
5. Interior noise levels in buildings should not exceed 45 dBA; therefore we recommend that the apartment units facing Fair Oaks Avenue be provided with windows with upgraded glazing consisting of dual pane assemblies.
6. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as changed/conditioned.

  
\_\_\_\_\_  
Applicant

8/2/07  
\_\_\_\_\_  
Date

No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

MITIGATION MONITORING PROGRAM

PROJECT NO. TR065062, RCUP T200500238, RPA T200500012, RZC T200500023, ROAK T200500085

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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**Noise**

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- During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.
- The construction should include at least a 6 ft. concrete block wall along all property lines of existing housing or housing properties that may be affected by construction, with the exception of such boundaries within the protective zone of an ordinance size oak tree. Noise protective screening in these areas shall be

Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.

Monitoring to occur during construction.

Applicant

Los Angeles County  
Departments of Regional  
Planning, Public Works,  
Public Health and County  
Forester

MITIGATION MONITORING PROGRAM

PROJECT NO. TR065062, RCUP T200500238, RPA T200500012, RZC T200500023, ROAK T200500085

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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MITIGATION MONITORING PROGRAM

PROJECT NO. TR065062, RCUP T200500238, RPA T20050012, RZC T200500023, ROAK T200500085

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>Mitigation Compliance</b></p> <p>6. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Annually</p>	<p>Applicant</p>	<p>Los Angeles County Dept. of Regional Planning</p>



**CASES:**  
RENV T200500208  
RCUP T200500238  
ROAK T200500085  
RPA T200500012  
RZC T200500023

**\*\*\*\* INITIAL STUDY \*\*\*\***  
**COUNTY OF LOS ANGELES**

**DEPARTMENT OF REGIONAL PLANNING**

**GENERAL INFORMATION**

<b>I.A. Map Date:</b>	<u>5/23/07</u>	<b>Staff Member:</b>	<u>Rudy Silvas</u>
<b>Thomas Guide:</b>	<u>535 H6</u>	<b>USGS Quad:</b>	<u>Pasadena</u>
<b>Location:</b>	<u>2399 and 2415 Fair Oaks Ave., Altadena</u>		
<b>Description of Project:</b>	<p><u>The proposed project is for a zone change to R-2-DP (Two Family Residence, Development Program), a plan amendment to the Altadena Community Plan to allow low-medium density residential development (6-12 units/acre), a conditional use permit with a development program, and a Vesting Tentative Tract Map No. 065062 for construction of 49 residential condominiums in 26 buildings which will have 46 two-story 1400 square foot duplex units and 3 two-story single family units over two lots totaling 3.47 net acres. Every residence will have a two car garage, and 15 additional guest parking spaces will be provided for on site. An oak tree permit has been filed for seven oak trees, one to be removed and the remaining six for encroachment. The two lots are currently located in the R-1-7,500 (Single Family Residence, 7,500 square foot minimum size lot required), R-2 (Two Family Residence), and C-3 (Unlimited Commercial) Zones, in the unincorporated community of Altadena. Proposed Lot 1 of the project will be accessed through a private driveway and fire lane from Mountain View Street on the south which is a public interior collector street, and through a private driveway and fire lane from Ventura Street on the north which is also a public interior collector street. Proposed Lot 2, located on the south side of Mountain View Street, will be accessible through a private driveway and fire lane from Fair Oaks Avenue which is a public secondary highway that runs north and south along the east end property frontage. All units will be served by a common 26' wide private driveway/fire-lane. All existing structures will be removed, and a six to ten foot high block wall is proposed along Fair Oaks Avenue on both lots. Grading will consist of 9,500 cubic yards of cut and 2,300 cubic yards of fill, with 18,500 cubic yards of remedial grading on site.</u></p>		
<b>Gross Area:</b>	<u>4.64 Acres for proposed Lots 1 &amp; 2</u>		

<b>Environmental Setting:</b>	<u>The project site is located 2.0 miles north of the Foothill Freeway (Interstate 210), 2.5 miles east of Devil's Gate Reservoir, and on Fair Oaks Avenue west of Mountain View Cemetery. The project site currently consists of three residences at 2415 Fair Oaks Avenue, and a 3,372 square foot retail store with a parking lot at 2399 Fair Oaks Avenue. Charles White County Park is located west of the project site, abutting the west end of a section of the subject parcel at 2415 Fair Oaks Avenue. Two densely vegetated parcels, tied together, located at 023 and 029 Mountain View Street also about the parcel at 2415 Fair Oaks Avenue. The project site located at 2399 Fair Oaks Avenue is surrounded by single family residences and duplexes to the south and to the west. The project site is set in a low to medium density suburban neighborhood, with paved streets, sidewalks, curb and gutter, and varying lot sizes consisting of regular and irregular shaped lots. Some of the surrounding lots are flag lots. Topography is relatively flat to gently sloping, and tree canopy cover in the area appears to be medium to heavy density. In 2004, the Pasadena Cemetery Association received authorization to relocate the remains of four unmarked graves on the parcel located at 2415 Fair Oaks Avenue into the Mountain View Cemetery.</u>
<b>Zoning:</b>	<i>R-1-7,500 (Single Family Residence, 7,500 square foot minimum size lot required), R-2 (Two Family Residence), and C-3 (Unlimited Commercial)</i>
<b>General Plan:</b>	<i>Category 1 – Low Density Residential, and Major Commercial</i>
<b>Community/Area Wide Plan</b>	<i>Altadena Community Plan – Low Density Residential 1.0 – 6.0 dwelling units per acre</i>

**Major projects in area:**

<b>Project Number</b>	<b>Description</b>	<b>Status</b>
PKP/IS 02-052	Parking Permit to allow off site parking for restaurant located at 2664 N. Fair Oaks Ave. in Altadena	Parking Permit approved on 11/04/02, environmental determination on 4/18/02 for Initial Study is a Negative Declaration

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans District 7

Trustee Agencies

- None
- State Fish and Game
- State Parks
- \_\_\_\_\_
- \_\_\_\_\_

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- Angeles National Forest
- City of Pasadena
- Resource Conservation District of the Santa Monica Mtns.
- Pasadena Unified School District
- Altadena Town Council
- Native American Heritage Commission
- Tribal Native Representative

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns Area
- \_\_\_\_\_

County Reviewing Agencies

- Subdivision Committee
- DPW: Land Development Division, Waterworks & Sewer Maintenance Division, Traffic & Lighting Division, Geotechnical & Materials Engineering Division
- Health Services: Env. Health, Environmental Hygiene
- Sanitation Districts
- Fire Department: Fire Prevention Division, Forestry Division
- Sheriff Department
- Public Library

ANALYSIS SUMMARY (See individual pages for details)

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
			Potential Concern		
HAZARDS	1. Geotechnical	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Noise during construction</i>					
RESOURCES	1. Water Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DEVELOPMENT MONITORING SYSTEM (DMS)**

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Urban: Conservation/Maintenance

2.  Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3.  Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, in as much as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas  Date: 08/06/07

Approved by: Paul McCarthy  Date: 08/06/07

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

**SETTING/IMPACTS**

Yes No Maybe

- a.    Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

State of California Seismic Hazard Zone – Pasadena Quadrangle Map, site not in liquefaction or earthquake induced landslide area; Plate 1 Los Angeles County Fault Rupture Hazards and Historic Seismicity Map - Site approximately 7.0 miles northwest of epicenter  $5.0 \geq M \leq 6.0$ ; 0.75 miles south of Sierra Madre Fault.

- b.    Is the project site located in an area containing a major landslide(s)?

Plate 5 Los Angeles County Landslide Inventory Map

- c.    Is the project site located in an area having high slope instability?

Plate 5 Los Angeles County Landslide Inventory Map

- d.    Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

Not Located in Liquefaction Hazard Zone - Seismic Hazard Zones Map, Pasadena Quadrangle; Plate 4 Los Angeles County Liquefaction Susceptibility Map

- e.    Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f.    Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

Total of 30,300 cubic yards of grading proposed

- g.    Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Near surface soils on site are anticipated to have a very low expansion potential in report by Albus-Keefe & Associates, Inc. Further tests for soil expansion may be necessary. Very low is classified in 0-20 range on Expansion Index of Table.

- h.    Other factors? \_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

- MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design       Approval of Geotechnical Report by DPW

Comply with requirements of Geotechnical and Materials Engineering Division of Public Works. Soils engineering reports may be required prior to approval of building and grading plans. Tentative map approved for feasibility on 4/16/07.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

Yes No Maybe

- a.    Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

USGS quadrangle Pasadena

- b.    Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

Plate 6 - Los Angeles County Flood & Inundation Hazards Map

- c.    Is the project site located in or subject to high mudflow conditions?

Plate 5 - Los Angeles County Land Slide Inventory Map

- d.    Could the project contribute or be subject to high erosion and debris deposition from run off?

\_\_\_\_\_

- e.    Would the project substantially alter the existing drainage pattern of the site or area?

\_\_\_\_\_

- f.    Other factors (e.g., dam failure)? \_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 C Section 308A                       Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size                       Project Design

Comply with the requirements of the drainage concept/ Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on 5/31/07 to the satisfaction of Public Works.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  
Plate 7 – Los Angeles County Wild Land and Urban Fire Hazards Map
  - b.    Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?  
\_\_\_\_\_
  - c.    Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? \_\_\_\_\_
  - d.    Is the project site located in an area having inadequate water and pressure to meet fire flow standards? \_\_\_\_\_
  - e.    Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?  
\_\_\_\_\_
  - f.    Does the proposed use constitute a potentially dangerous fire hazard?  
\_\_\_\_\_
  - g.    Other factors? \_\_\_\_\_

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834  Fire Ordinance No. 2947  Fire Regulation No. 8
- Fuel Modification/Landscape Plan

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Project Design  Compatible Use

Comply with all requirements from Fire Department

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

- Potentially significant  Less than significant with project mitigation  Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
\_\_\_\_\_
- b.    Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
Verified with Thomas Guide, Los Angeles County
- c.    Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  
\_\_\_\_\_
- d.    Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  
During Construction, operation of earth moving equipment
- e.    Other factors? \_\_\_\_\_

STANDARD CODE REQUIREMENTS

- Title 12 Environmental Protection, Chapter 12.08 Noise Control       Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design       Compatible Use

Comply with mitigation monitoring program.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
\_\_\_\_\_
- b.    Will the proposed project require the use of a private sewage disposal system?  
\_\_\_\_\_
- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?  
\_\_\_\_\_
- c.    Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  
*NPDES Compliance*  
\_\_\_\_\_
- d.    Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

### STANDARD CODE REQUIREMENTS

- Industrial Waste Permit                       Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269                       NPDES Permit Compliance (DPW)

### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size                       Project Design
- \_\_\_\_\_

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a.    Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?  
\_\_\_\_\_
- b.    Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?  
Residential Project \_\_\_\_\_
- c.    Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?  
Project site located in South Coast Air Basin \_\_\_\_\_
- d.    Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?  
Temporary generation of dust during construction period \_\_\_\_\_
- e.    Would the project conflict with or obstruct implementation of the applicable air quality plan?  
\_\_\_\_\_
- f.    Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  
\_\_\_\_\_
- g.    Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- h.    Other factors: \_\_\_\_\_

STANDARD CODE REQUIREMENTS

Health and Safety Code Section 40506

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Project Design

Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

### RESOURCES - 3. Biota

#### SETTING/IMPACTS

Yes No Maybe

- a.    Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  
\_\_\_\_\_
- b.    Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  
\_\_\_\_\_
- c.    Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?  
\_\_\_\_\_
- d.    Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?  
\_\_\_\_\_
- e.    Does the project site contain oak or other unique native trees (specify kinds of trees)?  
Seven oak trees on or adjacent to project site
- f.    Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  
\_\_\_\_\_
- g.    Other factors (e.g., wildlife corridor, adjacent open space linkage)? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size    Project Design    Oak Tree Permit    ERB/SEATAC Review

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

Potentially significant    Less than significant with project mitigation    Less than significant/No impact

**RESOURCES - 4. Archaeological / Historical / Paleontological**

**SETTING/IMPACTS**

Yes No Maybe

- a.    Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

Oak trees

- b.    Does the project site contain rock formations indicating potential paleontological resources?

Plate 2 Los Angeles County: Engineering Geologic Materials Map. Surficial Alluvial Materials: Pc Pleistocene terrace deposits, coarse to very coarse grained.

- c.    Does the project site contain known historic structures or sites?

- d.    Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e.    Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f.    Other factors? Former grave sites relocated to Mountain View Cemetery.

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size

Project Design

Phase I Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant  Less than significant with project mitigation  Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

Yes No Maybe  
a.    Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

\_\_\_\_\_

b.    Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

\_\_\_\_\_

c.    Other factors? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

RESOURCES - 6. Agriculture Resources

**SETTING/IMPACTS**

Yes No Maybe

a.    Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

---

b.    Would the project conflict with existing zoning for agricultural use, or Williamson Act contract?

---

c.    Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

---

d.    Other factors? \_\_\_\_\_

---

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size  Project Design

---

---

---

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant  Less than significant with project mitigation  Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

a. [ ] [x] [ ] Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

\_\_\_\_\_

b. [ ] [x] [ ] Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

\_\_\_\_\_

c. [ ] [x] [ ] Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? \_\_\_\_\_

\_\_\_\_\_

d. [ ] [ ] [x] Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? Most of surrounding use is low density residential, along with Charles White Park and Mountain View Cemetary

e. [ ] [ ] [x] Is the project likely to create substantial sun shadow, light or glare problems?

May impact existing residences on the west side of proposed Lot 2

f. [ ] [x] [ ] Other factors (e.g., grading or land form alteration): \_\_\_\_\_

\_\_\_\_\_

[ ] MITIGATION MEASURES / [x] OTHER CONSIDERATIONS

[ ] Lot Size [x] Project Design [ ] Visual Report [ ] Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

[ ] Potentially significant [ ] Less than significant with project mitigation [x] Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

Yes No Maybe

a. [ ] [ ] [x] Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
Project is a 49 residential unit project.

b. [ ] [x] [ ] Will the project result in any hazardous traffic conditions?

c. [ ] [x] [ ] Will the project result in parking problems with a subsequent impact on traffic conditions?

d. [ ] [x] [ ] Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

e. [ ] [x] [ ] Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

f. [ ] [x] [ ] Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

g. [ ] [x] [ ] Other factors?

[ ] MITIGATION MEASURES / [x] OTHER CONSIDERATIONS

[ ] Project Design [ ] Traffic Report [x] Consultation with Traffic & Lighting Division

Initiate all requirements from Traffic and Lighting Division of Public Works and recorded conditions for tract map.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to traffic/access factors?

[ ] Potentially significant [ ] Less than significant with project mitigation [x] Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

Yes No Maybe

a.    If served by a community sewage system, could the project create capacity problems at the treatment plant?

\_\_\_\_\_

b.    Could the project create capacity problems in the sewer lines serving the project site?

\_\_\_\_\_

c.    Other factors? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

Sanitary Sewers and Industrial Waste Ordinance No. 6130

Plumbing Code Ordinance No. 2269

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Sewer Area Study approved by Public Works. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant  Less than significant with project mitigation  Less than significant/No impact

SERVICES - 3. Education

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Could the project create capacity problems at the district level?  
Pasadena Unified School District
- b.    Could the project create capacity problems at individual schools which will serve the project site?  
\_\_\_\_\_
- c.    Could the project create student transportation problems?  
\_\_\_\_\_
- d.    Could the project create substantial library impacts due to increased population and demand?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Site Dedication       Government Code Section 65995       Library Facilities Mitigation Fee
- \_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

Yes No Maybe4

a.    Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

2 miles southwest of Sheriff Station, 1 mile southeast of a County Fire Station

b.    Are there any special fire or law enforcement problems associated with the project or the general area?

\_\_\_\_\_

c.    Other factors? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Fire Mitigation Fees

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant  Less than significant with project mitigation  Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

- Yes No Maybe  
a.    Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Domestic Water provided by Foothill Water

- b.    Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c.    Could the project create problems with providing utility services, such as electricity, gas, or propane?

- d.    Are there any other known service problem areas (e.g., solid waste)?

- e.    Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f.    Other factors? \_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

- Plumbing Code Ordinance No. 2269       Water Code Ordinance No. 7834

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- Potentially significant.  Less than significant with project mitigation       Less than significant/No impact

OTHER FACTORS - 1. General

**SETTING/IMPACTS**

Yes No Maybe

a.    Will the project result in an inefficient use of energy resources?

---

b.    Will the project result in a major change in the patterns, scale, or character of the general area or community?

Will result in a change to the existing low density neighborhood pattern

---

c.    Will the project result in a significant reduction in the amount of agricultural land?

---

d.    Other factors? \_\_\_\_\_

---

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot size       Project Design       Compatible Use

Requires zone change and plan amendment

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? \_\_\_\_\_

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?<br>_____                              |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br>_____  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br>_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br>_____                    |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br>_____   |
| j. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

- a. [X] [ ] [ ] Can the project be found to be inconsistent with the plan designation(s) of the subject property?

Project will require a community plan amendment

- b. [X] [ ] [ ] Can the project be found to be inconsistent with the zoning designation of the subject property?

Project will require a zone change

- c. Can the project be found to be inconsistent with the following applicable land use criteria:

[ ] [X] [ ] Hillside Management Criteria?

[ ] [X] [ ] SEA Conformance Criteria?

[ ] [ ] [ ] Other? \_\_\_\_\_

- d. [ ] [X] [ ] Would the project physically divide an established community?

- e. [X] [ ] [ ] Other factors? Changing Public/Private Recreation and Low Density Residential (1-6 units per gross acre) designated land use of the Altadena Community Plan to Low/Medium Density Residential (6-12 units per gross acre).

[ ] MITIGATION MEASURES / [X] OTHER CONSIDERATIONS

Project is proposing to amend the Altadena Community Plan.

Design project for compatibility with surrounding neighborhood.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to land use factors?

- [ ] Potentially significant [ ] Less than significant with project mitigation [X] Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

Yes No Maybe

a.    Could the project cumulatively exceed official regional or local population projections?

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b.    Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

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c.    Could the project displace existing housing, especially affordable housing?

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d.    Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

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e.    Could the project require new or expanded recreational facilities for future residents?

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f.    Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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g.    Other factors? \_\_\_\_\_

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MITIGATION MEASURES /  OTHER CONSIDERATIONS

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant;  Less than significant with project mitigation  Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a.    Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
- 
- b.    Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- Increased density.
- 
- c.    Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
- 

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

GENERAL PLAN AMENDMENT  
BURDEN OF PROOF  
TR 65062

Answers to the following must be made complete and full (use additional sheets as necessary):

1. A need for the proposed General Plan Amendment exists because:

An Amendment to the Altadena Community Plan is needed because the property represents a residential infill opportunity that will bring new investment to the area and turn fallow, underutilized properties to productive use. The amendment is necessary to provide for an intensity of development that recognizes the transitional location of the property, along a major thoroughfare, the Major Commercial designation of the Countywide General Plan and the existing commercial and multifamily zoning that has been applied to the project site. The amendment is necessary to attract new residential opportunities to the community.

2. The particular amendment proposed is appropriate and proper because:

The majority of the property is zoned (R-2 & C-3) at an intensity of development that is much higher than the property's existing Altadena Community Plan designations of Low Density and Public/Private Recreation. The Plan's Land use policy is out of context with the current zoning. The zoning is reflective of the locational characteristics of the property being along Fair Oaks, a major thoroughfare which is predominately commercial in character. Per the Countywide General Plan and the 1986 Altadena Community Plan, Fair Oaks was intended as a commercial corridor, with more intense land uses. These factors make this location ideally suited for a relatively less intense residential project. This Amendment will allow development at an intensity that recognizes these location factors and provides a buffer and transition from commercial corridor to parkland and single family residential uses to the west. The Amendment will facilitate the down zoning of the property as part of entitlement approval for this project and bring the zoning into compliance with the Altadena Community Plan as amended.

3. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

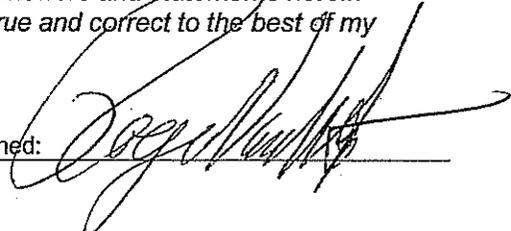
The scale and quality of the commercial uses along Fair Oaks Avenue provide a strong message that the Altadena community cannot support Fair Oaks as a viable commercial corridor in addition to established commercial enclaves along Lincoln and Lake Avenues. The highest and best use of this property is residential. This amendment will provide for a more balanced community and new shoppers for the existing retail services. The proposed amendment recognizes both the residential designation of the 1986 Community Plan and the locational factors which dictate the need for a higher intensity land use along this major thoroughfare.

4. Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

The proposed amendment benefits the general welfare by providing for the development of fallow property, bringing needed investment to the community and is necessary activate over two acres of blighted land for new housing opportunities to help meet the needs of the community and the region. This Amendment is consistent with good planning practice in that the proposed development will be compatible in character and use with the surrounding community. An incrementally higher residential density adjacent to a major thoroughfare is consistent with good land use design which will buffer the public park on the west side of the project site. The proposed project is less intense than what current zoning would allow and will facilitate the down zoning of the subject property to be consistent with the Community Plan as amended.

APPLICANT'S AFFIDAVIT

*I (We), being duly sworn depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct to the best of my (our) knowledge and belief.*

Executed this 22nd day of March 2007 Signed: 



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In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

**A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:**

The existing zoning is inconsistent with the Altadena Community Plan. The proposed zone change to R-2DP for the entire project area will consolidate the multiple zoning designations that currently exist on the various parcels and provide an opportunity to bring the zoning into conformance with the Plan as amended. Down-zoning the C-3 zoned portions of the property will ensure a higher degree of conformance with the residential designation of the Plan, restrict the development of the property to less intense uses than are allowed under the current zoning. Based on the scale & quality of the commercial space along Fair Oaks Avenue, it is demonstrably clear that additional commercial development is not necessary and that residential is the highest and best use of the property. Residential development would be consistent with the evolving mixed use pattern along the Fair Oaks thoroughfare which has multiple residential interspersed with commercial uses. The density analysis prepared in conjunction with this application demonstrates that there are a number of residential developments surrounding the project area at a density nearly equal to or greater than the proposed project. The proposed zone change to R-2DP will accommodate development of the site at an intensity which strikes a balance and provides a transition between the intense commercial development along Fair Oaks Avenue and the single family neighborhoods to the west of Charles White Park.

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**B. A need for the proposed classification exists within such area or district because:**

The property is designated for residential use by the Altadena Community Plan and the proposed zone change will bring a residential zone to the project area. The land has remained in an underutilized condition for many years. The marginal quality of commercial development and the intensity of the existing residential and commercial development along Fair Oaks Avenue would indicate that incrementally higher density residential is both compatible with the surrounding neighborhood and the highest and best use of the property. The residential zone change would bring new investment, new homeowners and potential new customers for local establishments. Overall, the proposed zone change has the best chance to attract needed growth and development to the area and assist the region in meeting the need for additional housing for a growing population base.

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**C. The particular property under consideration is a proper location for said zone classification within such area or district because:**

Fair Oaks Avenue was designated a commercial corridor in the Countywide General Plan and the Altadena Community Plan. The roadway has been designed to support more intense urban land uses and is one of the few areas of Altadena served by public transportation, including bus access to the MTA Gold Line. However, the subject property for much of its frontage along Fair Oaks lacks depth and is irregular in shape such that the site unsuitable for quality commercial or retail development. Unlike much of Altadena, the majority of the

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property is bordered by other properties which are zoned for more intense uses (R-2, C-2 and C-3) and not an existing R-1 neighborhood. Therefore, a residential project at incrementally higher density has significantly more flexible design elements to accommodate the irregular shape of the property while remaining aesthetically consistent with the surrounding neighborhood. The residential project proposed here, a mix of single family and duplex condominium units, provides a compatible transition of land use from the major commercial thoroughfare to the park and single family homes to the west of the site. The property has frontage on Ventura & Mountain View, thus enabling the project to minimize the number of driveway access points on Fair Oaks. Therefore, when taken together these factors (irregular shape, access, urban infrastructure, compatible land use) demonstrate that the subject property is the proper location for the proposed use and provides a land use compatible with the surrounding neighborhood.

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**D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:**

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Placement of the proposed zone at this location will demonstrate positive benefits to the community. These would include transforming an underutilized property to its highest and best use, bringing new investment and new homeowners to the area, eliminating a fallow site, contributing to a better balance between commercial & residential uses along Fair Oaks Avenue and hopefully be a catalyst for additional investment in the area, and finally, the project will contribute to the general welfare by providing much needed housing opportunities to the area and the region as a whole.

Conversely, maintaining the existing R-1 and commercial zoning may serve to keep the property undeveloped and under-developed, as the development of single family homes is unlikely to occur on or adjacent to major thoroughfares such as Fair Oaks Avenue, and the viable commercial corridors in the Altadena community, and the likely location of new commercial development in the area, are Lake Avenue and Lincoln Avenue. Therefore, it is in the public interest and good zoning practice to approve the requested zone change to R-2DP.

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(\*\*\*NOTE: Use additional sheets as necessary\*\*\*)

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project should have a positive impact on property value in the surrounding area by removing under utilized vacant land and a vacant retail space and replacing this near blighted condition with new homes. The proposed residential project will provide a development compatible with and enhancing the character of the surrounding neighborhood. Eliminating fallow land along Fair Oaks Avenue, a major thoroughfare in the community, will provide a positive aesthetic and could potentially be a catalyst for other property owners to invest in and improve their properties.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed project site, encompassing nearly 3.5 acres net, will be subject to a development program with an approved plot plan to document the provision of necessary appurtenant facilities including perimeter walls, setbacks and 15 guest parking spaces. These homes will integrate well into the surrounding community and the project will provide a buffer for the public park land adjacent to the site on the west. The original site plan was designed with setbacks conforming to the R-2 zone of the Los Angeles County Code (Section 22.20.220), however, additional road right-of-way takes requested by the County require minor modifications to

the front yard setback requirements to maintain the integrity of the project design. The requested modifications to allow front yard setbacks of 15' on Ventura Street, 13' on Mountain View Street and five and one-half feet at the corner cutoffs along Fair Oaks Avenue accommodate the right of way dedications and roadway improvements along Ventura and Mountain View streets as requested by County Staff. A modification to Los Angeles County Code (Section 22.48.150) is also being requested to allow the location of a trash enclosure within a side yard. The proposed location of the trash enclosure within the side yard minimizes the impact on project open space and provides for the equal distribution of trash receptacles throughout the project.

The requested modification of wall standards (section 22.48.160) to allow walls of up to nine and seven-tenths feet in total height is required due to the significant change in grade that occurs across the project site, the designation of frontage along the north side of Mountain View Street as a front yard, the goal of providing each proposed home with its own usable private open space and to accommodate a request of neighboring property owners (please see attached letter dated 4/25/2007) for a taller wall adjacent to their property which will increase their privacy and further reduce noise. The requested modification of standards will apply to the walls adjacent to buildings 5, 18, 20, 21 and 22. The walls adjacent to buildings 18 and 22 which are up to eight and one-half feet in height, including retaining, will be separated from the public right of way with a landscaped buffer, and any wall section taller than six feet in height will have the retaining portion of the wall covered by a landscaped slope, with a visible wall section of only six feet in height. The emergency vehicle exit gate and adjacent walls located within the front yard area to the south of building 18 are also proposed at only six feet in height and would be permitted if the area was designated as a rear yard. The wall heights adjacent to buildings 20 and 21, proposed at a maximum of nine and one-half feet, including retaining, are to accommodate the request of the adjacent property owners as previously

mentioned and to compensate for grade changes within the yards of the adjacent properties. County Code Section 22.48.160 allows fill-containing retaining walls of up to six feet in height in all yard areas and provides that any such retaining wall may be topped with an openwork fence of not more than three and one-half feet in height, for a total maximum permitted wall height of up to nine and one-half feet. For drainage purposes, the pad elevation of building 5 must be slightly higher than the adjacent buildings, requiring a maximum retaining height within the rear yard at building 5 of up to six and two-tenths feet, resulting in an overall wall height of up to nine and seven-tenths feet, which would exceed the maximum allowable wall height by slightly more than two inches.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required

Altadena is an established urban community with a full array of urban facilities. The project is adjacent to Fair Oaks Avenue, which is classified as a secondary highway. Of the 49 units in the proposed project, 39 units will take access from two adjacent local streets, Ventura & Mountain View, with the remaining ten units taking access from Fair Oaks Avenue. Proposed right-of-way improvements along Ventura are anticipated and designed into the project. Urban services and utilities are available to the site. This project represents an urban infill development of underutilized properties, thus, development of the site will facilitate the efficient use of existing infrastructure and not require growth inducing extensions of urban services and facilities. Altadena, the surrounding San Gabriel Valley and particularly the City of Pasadena provide a full range of urban services, business and employment opportunities for the project's future residents.

Leonard and Sheila Brown  
2370 North El Sereno Avenue  
Altadena, CA 91001

April 25, 2007

Mr. James Furey  
Triad Ventures  
5353 East 2<sup>nd</sup> Street  
Suite 202  
Long Beach, CA 90803

RE: The Highlands Project / Tract Map 65062

Dear Mr. Furey:

As we discussed last week at your community meeting, my wife and I have given additional thought to the new wall that will be built along the property line between your project and our home. During the meetings with our neighbors last year, you agreed to work on reducing the overall wall height from the nine and one-half feet you were then proposing. We appreciate your efforts to redesign the wall to seven and one-half feet as shown on your current plans, but we have given the matter additional thought and have agreed that we would actually prefer the taller wall you originally proposed.

We appreciate your continued efforts to work with us on this item and hope this minor change can be incorporated into your plans. We support your project and believe it will be a positive addition to our neighborhood and to the community of Altadena. If you need anything else from us on the changes to the wall, please do not hesitate to contact me.

Sincerely,

  
Leonard Brown

**OAK TREE PERMIT  
BURDEN OF PROOF**  
Vesting Tentative Tract Map 65062

- A. The attached Oak Tree report prepared by Lee Newman Design Group contains mitigations and protocols to protect the health of the remaining trees.
- B. The Project will be an engineered with a drainage system to prevent the erosion of soil materials. In addition the site is level to gently sloping and therefore has limited potential for soil erosion. the site plan shows the design of the project with respect to building coverage, hardscape and landscaped areas that, along with required drainage improvements, will satisfactorily mitigate any erosion potential.
- C. The removal of the one oak tree is necessary so not to inhibit the balanced development of the property as the placement of the tree precludes the reasonable and efficient use of the property. Six of the existing seven trees are preserved with the design of the project.